1. Project Area Description and Plans for Revitalization

a. Target Area and Brownfields

i. Background and Description of Target Area

Located in the southwestern corner of VT, Bennington is bordered by the Green Mountains to the east and serves as a "gateway" to the state. Comprised of a compact downtown area with agricultural lands in the southern and western valleys, Bennington is home to a population of 15,764 total residents. Bennington remains the largest and most important center of population and economic activity in southwestern Vermont, and is an important social, cultural, educational and economic resource in the region.

Despite these attributes, Bennington has experienced an extended period of stagnant population, low wages, poverty, and an economy which lags behind the economic growth of other Vermont counties. Bennington is also still recovering from the August 2017 detection of alarming levels of perfluorooctanioc acid (PFOAs) in certain water supplies (private wells) in certain areas of the community.

The target area of this project is the downtown neighborhood, with the Putnam Block standing at the "Four Corners" in the heart of Bennington's downtown district. The 2015 Bennington Downtown Area-Wide Plan describes the project site as: "Once a bustling commercial and manufacturing center, economic activity in downtown Bennington has contracted as industrial technologies evolved and these activities migrated away from Vermont and the northeastern United States during the 20th century. Today this handsome 19th and early 20th century downtown district has many vacant, underutilized and abandoned properties, many with brownfield conditions due to the history of manufacturing in the area." The Putnam Block currently stands today with mostly vacant storefronts, portions of buildings that are in such disrepair they must be torn down, crumbling facades, boarded up or broken windows, and spray painting/vandalism by trespassers.

This project is located in a designated New Markets Tax Credit (NMTC) census tract, which has a poverty rate of 25.4%. The NMTC program is a federal program that aims to break the cycle of disinvestment in low-income communities by attracting private capital into low-income communities. The project is also located in a federally-designated Opportunity Zone, which is an economically-distressed community where new investments, under certain circumstances, may be eligible for preferential tax treatment.

There is a strong need to redevelop Bennington's downtown to help revitalize an economically-distressed community, help eradicate poverty, and provide improved resources and services to those living in the downtown area. And yet the revitalization is currently hampered by the presence of three potential brownfield sites in the downtown area.

ii. Description of Brownfields Site

The Putnam Block consists of six contiguous parcels encompassing a 4+acre block located in the heart of the downtown at a main intersection known as the Four Corners. Situated at the intersection of two of the region's major thoroughfares, VT Route 7 (the main north-south thoroughfare in western Vermont) and VT Route 9 (the entryway to southern VT from NY's Capital District), the Putnam Block is perhaps the most highly visible real estate in Bennington.

This proposal relates to one of the Putnam Block parcels – a 1.91-acre parcel that currently contains a paved parking area, three vacant lumber sheds and the area from a prior vacant hardware store/storage building that was demolished this fall. Historical uses of this property include dry cleaning, auto repair, battery service/storage, newspaper printing, paint storage,

carpet cleaning, hardware store with lumber yard, hotel, blacksmith, cold storage, and general store. Upon investigation, trichloroethene (TCE) concentrations in the soil, groundwater and soil gas in concentrations that exceeded residential and industrial screening levels set by the Vermont Dept of Environmental Conservation (VT DEC), and soil levels set by EPA RSLs for residential and industrial soils were found. Groundwater sampling results indicate concentrations of volatile organic compounds (VOCs), specifically TCE, in on-site monitoring wells have exceeded the VT Groundwater Enforcement Standard. Minor exceedances of arsenic and lead have been detected in groundwater samples.

This site is located in a federally designated flood plain. (FIRMette 50003C0414D, 12/2/15). The site also would be partially contiguous to stream #106255 but for a street (Washington Ave.) separating them. (VT ANR Natural Resources Atlas).

b. Revitalization of the Target Area

i. Redevelopment Strategy & Alignment with Revitalization Plans

The Bennington Redevelopment Group, LLC (BRG) is a consortium of local business leaders, institutions, and civic-minded investors that organized together in spring 2016 to transform the Putnam Block. All totaled, both stages of the Putnam Block project combined will encompass 66,000+ SF of renovations and 94,000 SF of new construction.

This application relates to the second stage of the two-stage $52 million redevelopment project that proposes to transform the Putnam Block into a vibrant, mixed use downtown space with offices, in-town living, restaurants, and retail establishments. The first stage includes demolition of derelict structures, historic renovations, and environmental mitigation on the eastern side of the property. Financing for this stage is secured, environmental remediation is on-going, and construction is set to begin in the spring.

The second stage, set to occur in 2019-2021 on the two western parcels, is a $27 million project that will include two newly constructed mixed-use buildings with 29 residential units on the upper stories. One will have retail/office space on the first floor and the other contain 30,000+ square feet for medical services. Additionally, partner Housing Vermont will have an option to purchase a portion of this property for construction of up to 30 affordable housing units.

This project is consistent with the numerous studies and planning initiatives conducted over the past decade in Bennington which all speak to the tremendous need to clean up Brownfields properties, and to renovate and re-use existing commercial buildings in the downtown business district in order to revitalize the downtown.

The 2015 Downtown Bennington Area-Wide Plan, led by the Town with direction and support from the Bennington County Regional Planning Commission (BCRC) and the VT DEC, identified the Putnam/Greenberg Block as a "key cluster of properties…strategically situated in the heart of Bennington's downtown and includes over 5 acres of land that could accommodate new development and rehabilitation of existing downtown buildings for new uses" that could benefit from the VT DEC's Brownfields Program intended to protect the public health and environment, and assist in advancing the area's economic vitality by supporting the evaluation and reuse of downtown properties.

The 2015 Town Plan further emphasizes "re-use of existing buildings and vacant commercial and industrial sites, including any brownfield sites that are identified in town." (p. 14), and to "[c]ontinue efforts to maintain and enhance downtown as the commercial, institutional, civic, cultural, and residential center of Bennington." (p. 15) This project is also consistent with the town's downtown designation and 5-year strategic plan that was approved by

the state's Downtown Board.

The major findings from a Market Assessment, prepared in December 2015 by Doug Kennedy Advisors, strongly support the intent and directly inform the design of the Putnam Block Redevelopment Project, including: supporting the creation of commercial space for healthcare services downtown and finding a need for quality housing in Bennington's downtown.

Bennington's Tax Increment Finance District (created in 2017) encompasses its downtown, including the Putnam Block. Indeed, the Putnam Block Redevelopment is the main project featured in the state-approved TIF District Plan.

ii. Outcomes & Benefits of Redevelopment Strategy

The cleanup of this land will allow the site to be redeveloped for the benefit of the entire community, including the downtown target area and low-income individuals. This project will remove blight, provide jobs, create quality housing, contribute to a walkable downtown, and act as a catalyst to stimulate a struggling local economy:

Provide Housing Inventory: Between 2008 and 2014, the Town issued just 8 building permits for multi-family housing (HUD State of Cities, Homefacts, 2016). The Town's 2017 Building Inventory of the Downtown District identified just 160 housing units. Not surprisingly, rental vacancy rates in Town are quite low—3.7% in 2015 according to the US Census Bureau, Factfinder, as compared to 4.5% in Vermont, 5.5% in the northeast, and 7.1% in the U.S. With a median household income of just $25,076 for those living in the downtown core (Kennedy Market Assessment, 2015), the Assessment found there to be "an almost total lack of quality housing in Bennington's downtown core…and the number of quality market rate units within easy walking distance of the downtown core is minimal." This project plans to create 29 safe, new market-rate and affordable housing units. Housing Vermont will have the option to acquire a section of the project property to develop up to 30 additional workforce and affordable housing units.

Employment Opportunities: Between 2000 and 2014, the County lost a net 2,165 jobs (VT Department of Employment, 2015). Based on an IMPLAN analysis, this project will create an estimated 200+ construction-related jobs. Approximately 50 permanent jobs are expected to also be created. It is projected that up to 30 new healthcare-related jobs will be filled by low-to-moderate income employees.

Stimulate Economy: This project will significantly expand the tax base with 44,600+ SF of new commercial tenants and at least 29 new households. Additionally, the redeveloped parcel will bring with it increased tax revenue with the increase in property value associated with the redevelopment – an estimated $962,000 in new state & local taxes annually based on an IMPLAN analysis. Moreover, the project will result in substantially more purchasing power in the downtown – an additional $2.1 million is estimated to be spent annually on local goods and services as a result of the new housing units. (Based on Consumer Expenditure Survey, U.S. Bureau of Labor Statistics, 2016).

Energy Efficiencies: As is customary, the developer will work with Efficiency VT prior to finalizing construction documents to maximize energy efficiencies in new buildings. Also, developer BRG plans to install roof-top solar arrays on the buildings pending budget feasibility.

Greenspace/Non-profit Healthcare Use: Anchor nonprofit tenant Southwestern Vermont Health Care intends to lease 30,000+ SF to devote to medical services such as a walk-in clinic and dialysis center, providing readily accessible healthcare in a centralized downtown, walkable location. Current plans also provide for a plaza with greenspace for use by downtown residents, employees and visitors.

c. Strategy for Leveraging Resources

i. *Resources Needed for Site Reuse*

The Bennington Redevelopment Group, LLC (BRG) has an option to purchase the property and is committed to redeveloping it. BCIC is in negotiations with Housing Vermont to finalize an option to purchase a portion of the site property once environmental remediation is complete. BRG's and Housing Vermont's purchase is predicated on the remediation of the site.

For the first stage of the project, BRG has raised $4 million in equity and used it to leveraged nearly $23 million in grants (CDBG, VT Housing & Conservation Board, Efficiency VT, State Brownfields), loans (USDA, Town RLF, Regional Commission Brownfields Funds, VT Economic Development Authority (VEDA), traditional lenders), and tax credits (NMTC, Historic, State Downtown).

BRG expects to use similar sources to fund this second stage of redevelopment, including raising additional equity from community leaders. This EPA grant will leverage BRG's matching equity to complete the remediation of this site in anticipation of redevelopment. The project is eligible for grants through VT Housing & Conservation Board, the CDBG program and Efficiency VT. The project is eligible for New Markets Tax Credits, and may seek TIF funding. It is also expected to seek loans from the USDA, Town RLF, VEDA, and traditional lenders. Letters of commitment from BRG and Housing Vermont are at Attachment A.

ii. *Use of Existing Infrastructure*

Existing utilities, including municipal water and sewer, power and internet, will be re-used to the extent possible. Construction of a public parking lot, storm water improvements, new sidewalks and installation of lighting and underground utilities will be required for this project. Potential funding for these infrastructure improvements include TIF funding and a Downtown Transportation Fund Grant.

A state-funded grant provided for the repaving and revamping of the streetscape along downtown Main Street, the street where this project is located, this past summer. A bus terminal/transportation center and a Greyhound bus stop are located within a two-block radius of the site. The municipal offices and the police station are located within one block of the project site; the Bennington Free Library and a US Post Office within two blocks.

2. Community Need and Community Engagement

a. Community Need

i. The Community's Need For Funding

As discussed above in Section 1.a. and b. above, Bennington, with only 15,764 residents, has struggled economically over the past 15 years; this has been memorialized in the target area being designated by federal agencies as part of a New Markets Tax Credit census tract and Opportunity Zone. Between 2000 and 2014, the County lost a net 2,165 jobs (VT Department of Employment, 2015). Given this economic climate, incomes in the Town and County have also been relatively low. In 2010, median family income for a 2-person household in the Town of Bennington was just $50,313, or 20.7% less than the Vermont State figure of $63,482 (U.S. Census Bureau, American Factfinder). The median household income for those living in Bennington's downtown core is just $25,076 (Kennedy Market Assessment, 2015). Not surprisingly, the Town's population has been stagnant throughout the past 15 years, decreasing by 1.9% (US Census Bureau, American Factfinder). The number of households in Town also decreased by 1.1%. This compares unfavorably with the State of Vermont, which had a 6.9% increase between 2000 and 2014 (US Census Bureau, American Factfinder). A Market Assessment found that the "amount of active retail/commercial space has decreased [in the past

10 years], while at least 10 percent of the total available commercial building space is vacant." (Downtown Market Assessment, December 2015).

With a poverty rate of 25.4%, decreasing population and contracting commercial activity/failing economy, the tax base is negatively affected, limiting the community's capacity to obtain the funding to carry out this environmental remediation and future redevelopment project. Thus, without this EPA funding, the remediation and revitalization will not happen.

ii. Threats to Sensitive Populations

1. Health or Welfare of Sensitive Populations

Vacant, under-utilized land - like the site at issue here - distorts the public's image of its community, engendering a defeatist attitude, discouraging tourism and investment. This is particularly true for a site at located in the heart of the downtown, which has significant levels of poverty. Rather than being a drain on taxpayers and community resources (such as the police), the remediated and redeveloped property will instead contribute significantly to the town's tax base, economic activity, the target downtown area and the community at-large. This project will spur a catalytic effect that serves to improve health of the downtown economy and its residents and revitalize a vacant, blighted block. (See Section 1.b.ii). Simply the prospect of what is to be has led to the recent purchase of two neighboring properties—one mixed use building, the other a vacant lot upon which a bank has built.

According to the VT Social Vulnerability Index from the Dept of Health, the project's census tract's population is comprised of 17% children, 18% elderly and 28% disabled, with a Senior Center just a few blocks from the project area. The project's TCE remediation will remove the potential exposure of these sensitive populations to this cancer-causing contaminant.

2. Greater than Normal Incidence of Disease & Adverse Health Conditions

Asthma and cancer are two health conditions associated with exposure to hazardous substances. In Bennington, 13% of the adult population and 9% of children in the Bennington district have been diagnosed with asthma, as compared to 10% of adults statewide and 8.1% nationally (CDC FastStats – Asthma, 2019). TCE is a known human carcinogen, with strong evidence that it can cause kidney cancer. (CDC TCE-ToxFAQs). Ten percent (10%) of adults in the district have been diagnosed with non-skin cancer, as compared to 8% statewide. (Bennington Health Dept District Data, 2015-16). Further, Bennington County's kidney and renal pelvis cancer rate is 23%, significantly higher than the rest of VT and the US (16.4%). (CDC 2011-15 State Cancer Profiles). The site's TCE could be contributing to the increase in cancer rates. This project will reduce the community's possible exposure to, and the effects of, this hazardous substance in the target area. The greenspace and accessibility to healthcare from the redevelopment project should also improve the health of those suffering from asthma.

3. Economically Impoverished/Disproportionately Impacted Populations

As discussed above, the area's population is in decline and the economy has been struggling. The remediation of this parcel will enable two mixed-use buildings to be constructed, including a medical building, making healthcare services readily accessible to downtown residents within walking distance. The upper stories of the buildings are expected to create 29 new residential units, along with another potential 30 affordable units, helping to reverse the area's declining population and allow residents to walk to their jobs and services. Eleven percent (11%) of residents in this census tract have no car available to them. Additionally, 15% are unemployed, 16.6% have no high school diploma, and 69% are single parents. (VT Dept Health). The project is expected to bring 30 new permanent jobs for low-to-moderate income individuals, and 200+ construction jobs. This project will reverse the disinvestment in

Bennington's downtown, create affordable housing, and bring jobs to those who need it most.

b. Community Engagement

i. Community Involvement

Partner Name	Point of Contact	Specific Role In Project
Bennington Redevelopment Group	Bill Colvin bcolvin@bcrcvt.org (802) 442-0713 x1	Clean up: provide matching funds and oversight/advise re: cleanup & planning process; community outreach Redevelopment: leading planning and financing of project; outreach
Bennington County Regional Commission	Jim Sullivan, Exec Dir jsullivan@bcrcvt.org (802) 442-0713 x5	Clean Up: assist with grant compliance & host public meetings Redevelopment: Advise re: redevelopment plans & host meetings
Southwestern Vermont Healthcare	Tom Dee, President/CEO Tom.Dee@svhealthcare.org (802) 442-6361	Redevelopment: project investor/future tenant & advising re: redevelopment plans
Bennington College	Mariko Silver, President msilver@bennington.edu (802) 442-5401	Redevelopment: project investor & advising re: redevelopment plans; hosting meetings and charrettes

ii. Incorporating Community Input

Community input will be achieved through a combination of outreach tools intended to reach as broad an inter-generational cross-section of the community as practicably possible: discussions with community leaders, updates at public community events (like Select Board meetings), email/written communications, and through social media. Developer BRG has created a Facebook page for the project. For the project's current, on-going hazardous remediation relating to the first stage of development, this project's milestones, such as asbestos remediation start dates, have been posted on the Facebook page. The community is able to quickly and easily respond, comment and ask questions. The developer, in consultation with Applicant and the project's QEP, is able to respond to the community in real time. BRG and Applicant also provide updates to the Town at televised Select Board meetings at regular intervals, soliciting comments and questions from both Board members and the public. Stakeholders have held design charrettes involving community leaders to gain community feedback about the redevelopment. Community members here also feel comfortable directly and regularly contacting the developer and state agencies to express concerns and ask for updates about the project. In response, the state or developer will address the citizens' concerns or answer questions via email. In appropriate instances, with coordination of VT DEC and the developer, changes have been made to the strategy and methodology of monitoring of the site. For example, after a citizen notified the state and developer of possible illegal trespass on the site, input from citizens via email and a solicitation by developer on Facebook was considered; in response, developer installed cameras and increased the frequency of site inspections. Given that the current multi-pronged outreach process is effective and known to the community, it will be continued during the next stage of remediation and construction.

3. Tasks Descriptions, Cost Estimates, and Measuring Progress

a. Proposed Cleanup Plan

Based upon the nature and distribution of the contamination identified on this and abutting sites owned by the Applicant, BCIC's qualified environmental professional, in coordination with

VT DEC and community feedback, has developed a state-approved Corrective Action Plan (CAP) to address potential exposure to contaminated soil at the Site. This application focuses on the remediation of TCE contamination on the property, which is ready to begin upon receipt of funding.

The CAP prescribes a combination of limited soil excavation and off-site disposal of TCE impacted soils in conjunction with on-site soil management. The TCE soils will be delineated with additional geoprobe borings, and removed prior to redevelopment activities in the area of the impacted soils to minimize worker exposure to the most highly-contaminated material. The soil excavation will consist of off-site disposal of soils to a depth of 5 feet below ground surface (bgs) within the delineated TCE area. In compliance with the CAP, soil from an abutting Putnam Block parcel owned by BCIC containing polycyclic aromatic hydrocarbons (PAHs) is being properly stored (and monitored) on site for re-use as back-fill in the excavated TCE area up to 1.5 feet bgs. Any surplus PAH soil volume will be taken off-site for disposal. The "recycling" of PAH soil allows this project to be as environmentally sustainable as possible. The excavated area will be covered with a geotextile separation barrier and a 1.5-foot clean soil cap (at a minimum) will be placed on top of the fabric to cover the excavation area and limit the direct contact exposure to the remaining contaminated soil. Activity and Use Limitations (AULs) would be established to maintain the integrity of the clean soil cap and address any residual soil contamination remaining on-site. Additionally, to address any issues relating to soil gas, passive vapor barriers will be included in the construction plans of any new residential units planned for the redevelopment. The system will be constructed in a manner that allows for future active extraction of soil gas beneath such buildings, if the need should arise.

Approximately six groundwater monitoring wells will be installed. Groundwater on-site is not used for human consumption, and would be monitored twice a year and analyzed for VOCs. Annual reporting will monitor trends and the effectiveness of the selected soil remedy.

The CAP for the above tasks and a QAPP for the delineation have already been approved by the VT DEC and EPA. Implementation on the abutting parcels is almost complete so that the first stage of redevelopment can begin in the spring. Upon receipt of sufficient funding, the remediation of the project site and the TCE soils can begin so that redevelopment relating to the second stage of the project can move forward in earnest.

b. Description of Tasks and Activities

The following is a description of each task that will be conducted under the cleanup program, the expected timeline assuming grant funds available Fall 2019, and the lead (in parens). The 20% cost share will be met with equity from Developer BRG per Section c below.

Task 1 – Cooperative Agreement Oversight: Winter 2019-Summer 2021

- Programmatic management through the duration of the grant, including quarterly reports and ACRES; maintain VT VCP/BRELLA enrollment (Applicant/project manager)
- Attendance at the EPA National Brownfields conference (Applicant)

Task 2 – Community Outreach and Engagement: Winter 2019-Spring 2020

- Development of a Community Relations Plan, finalize the draft ABCA (QEP)
- Ongoing community notification through social media and email, attendance at community meetings, public meeting for ABCA (Applicant/project manager)

Task 3 – Site-Specific Activities/Engineering/Design: Winter 2019-Summer 2020

- Procure QEP, contractor coordination (Applicant/project manager)

- Submit and obtain approval of QAPP, design & engineer remediation plan, bid & procure remediation contractor (QEP)

Task 4 – Oversee Clean-Up/Final Reporting: Fall 2020-Spring 2021

- TCE delineation, soil removal and capping, installation of groundwater monitoring & passive vapor mitigation equipment, obtain certification of cleanup completion (QEP)
- Coordination and communication with QEP, stakeholders & community during remediation, submission of updates & final reports to EPA and VT DEC (Applicant/project manager)

c. Cost Estimates and Outputs

Budget Categories	**Project Tasks ($)**				
Direct Costs	Cooperative Agreement Oversight	Community Outreach & Engagement	Site-Specific/ Engineering	Oversee Cleanup/ Reporting	TOTAL
Personnel	$9,000	$6,500	$5,000	$12,000	$32,500
Fringe Benefits					$0
Travel	$1,500				$1,500
Equipment					$0
Supplies		$1,000			$1,000
Contractual		$5,000	$40,000	$520,000	$565,000
Other					$0
Total Direct Costs					$600,000
Indirect Costs					$0
Total Federal Funding		$4,000	$40,000	$456,000	$500,000
Cost Share	$10,500	$8,500	$5,000	$76,000	$100,000
Total Budget	$10,500	$12,500	$45,000	$532,000	$600,000

Budget Breakdown & Outputs:

Task 1 – Cooperative Agreement Oversight:

- Grant management (6 quarters @ 15 hrs/quarter @ $100/hr = $9,000)
- Travel, lodging & attendance at the EPA Brownfields Conference is allocated $1,500

Outputs include EPA Quarterly reports/ACRES updates, attendance at EPA National Brownfields Conference, maintaining VT VCP (BRELLA) enrollment.

Task 2 – Community Outreach and Engagement:

- Finalize CRP/ABCA, participation in public outreach = $5,000 per QEP estimate
- Community notification, website maintenance, outreach and attendance at public meetings by Applicant and development professional (65 hrs @ $100/hr = $6,500)
- Supplies for presentations at meetings, social media & paper ads is estimated at $1,000

Outputs include final CRP/ABCA, meeting presentations, social media posts, meeting minutes.

Task 3 – Site-Specific Activities/Engineering/Design:

- Procure and coordinate with QEP/contractor (50 hrs @ $100/hr = $5,000)
- Approved QAPP, design & engineer remediation plan, bid & procure remediation contractor ($40,000 per QEP estimate)

Outputs include QEP RFP & contract, engineering & bid documents, RFP & contract with remediation contractor, approved QAPP.

Task 4 – Oversee Clean-Up/Final Reporting:

- TCE delineation ($16,000 per QEP estimate)

- TCE soil excavation & disposal (3,400 tons disposal @ $114/ton +2,500 tons clean fill @$25/ton=$450,000 per QEP estimate)
- Groundwater monitoring & passive vapor mitigation equipment ($34,000 per QEP estimate)
- QEP oversight/analytical testing/final reports ($20,000 per QEP estimate)
- Coordination of contractors/communications/final reporting (120 hrs @$100/hr = $12,000)

Outputs include field reports, analytical test results, bills of lading/waste manifests, remediation summary report, and Certificate of Completion.

d. Measuring Environmental Results: Anticipated Outputs/Outcomes

In addition to EPA's reporting requirements, regular reports and updates on grant deliverables to Applicant BCIC's monthly Board meeting and developer BRG's bi-monthly Board meeting will occur. Applicant will use an experienced project manager, the same one overseeing and coordinating the first stage's remediation efforts, to create a remediation schedule and track that schedule during the project timeframe. MindView© software will be used to create Gantt charts for planning the project schedule at the outset, then used to track, manage and monitor progress, schedule adjustments and completion of milestones. The project manager will update the schedule weekly, and follow up with contractors as needed. This will be used in conjunction with tracking through ACRES, Quarterly Reporting, and Work Plans/Project schedule to ensure timely deliverables. Deviations from schedule and budget will be addressed by a joint effort of the two Boards in a timely manner.

4. Programmatic Capability and Past Performance

a. Programmatic Capability

i. Organizational Structure

BCIC, in conjunction with developer BRG, will oversee the development team at M&S Development to manage this project. The team that is assembled has the experience and ability to complete the project within 3 years; indeed, this same team is on schedule to complete a similar $670,000 clean-up project within 1 year. The organizational structure is as follows:

Project Oversight: William Colvin, Executive Director of BCIC, will oversee the management of the grant. Bill has worked in the community and economic development field in Southern Vermont, in both the public sector and the private sector, since the early 1990's and has been involved in many of the largest community and economic development efforts in that part of the state. Bill's development experience includes: President of the Vermont real estate development firm Applejack Real Estate Management; Community & Economic Development Specialist for the towns of Dover and Wilmington, Vermont; and Community & Economic Development Director for the Town of Bennington.

Finance and Grant Support: Stacey Eggsware provides financial oversight for BCIC and is also the Financial Director for Bennington County Regional Commission. Stacey has nearly 20 years of experience in all aspects of accounting and financial management.

Project Management/Procurement/Compliance: Bob Stevens is co-founder of M&S Development, and founder of Stevens & Associates, P.C., a 27-person design/development firm specializing in historic and architecturally significant projects. Bob leads the development team at M&S Development which has been retained by developer BRG to oversee and manage of all aspects of the Putnam Block Redevelopment project, including the project management and compliance with this EPA grant. M&S Development was formed to provide guidance, deal

structuring, and technical support to clients wishing to develop projects with social and economic benefits in economically distressed communities, specializing in community-led revitalization projects. Its team has decades-worth of experience in project management, grant oversight and management and contractor procurement, having overseen $80 million worth of projects to-date. With 27 years' experience working on affordable housing, historic mixed-use downtown development, and complex feasibility consulting, Bob has been instrumental in deal structuring, loan sourcing and capital raising for his team's projects.

ii. Acquiring Additional Resources

As described in Section 4.a.i above, BCIC's Bill Colvin will oversee the procurement and selection process with the assistance of M&S Development, which has the expertise and resources to properly procure and manage any additional resources needed, including a QEP and remediation contractors. All contracts will be procured via a fair and open competition in compliance with state and federal procurement requirements. Minority-owned, Female-owned, local and small businesses, and Section-3 businesses will be encouraged to respond. M&S Development reviews all grant requirements, including those related to procurement, with BCIC and its attorney prior to the execution of the cooperative agreement. The BCIC Board will provide a final review to ensure compliance prior to executing any contracts.

b. Past Performance Accomplishments: (ii) Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

BCIC was awarded two EPA-funded assistance agreements relating to the environmental remediation of the first stage of the redevelopment project: $430,000 Brownfields loan from Windham Regional Planning Commission (WRC) and $150,000 clean-up grant from the VT Agency of Commerce and Community Development (ACCD).

1) Purpose & Accomplishments: The above loan and grant were used to fund a $670,000 clean-up effort on 2 parcels abutting this project in preparation for the first stage of the redevelopment project. The clean-up included asbestos and PAH-contaminated soil remediation and UST closures. The same team (BCIC/BRG/M&S) successfully worked to obtain the $580,000 in federal funding, competitively procure a QEP and remediation contractors, and completed the soil remediation and UST closure. Cooperative agreements were signed in the Fall/Winter of 2018; work began September 2018 and the outstanding asbestos remediation work will be completed in January 2019. Loan reimbursement for remediation work is currently at $385,053, with the remaining $44,947 expected to be drawn in January 2019. Reimbursement for the ACCD grant work is expected to be requested in February 2019.

2) Compliance with Grant Requirements: All work completed to date has been in compliance with the two cooperative agreements: obtaining an EPA-approved ABCA and QAPP, compliance with Davis-Bacon, and effectively soliciting and selecting a QEP and remediation contractors based on the required open and competitive procurement process. The remediation work complies with the approved work plans. Certain work did come in underbudget, allowing BCIC to include additional remediation activities as part of its ACCD grant. BCIC worked with ACCD to adjust the schedule accordingly. While no reporting directly to the EPA was required of BCIC, BCIC and its partners have provided information and documentation in a timely fashion to WRC/ACCD for their federal reporting.